

SURVEY
OF
HOUSING CONDITIONS
IN NEWARK, N. J.

September, 1940

EMPLOYMENT DATA
AND TRENDS

Prepared for the
National Defense Council
by the
Housing Authority of the City of Newark
The Newark Real Estate Board Collaborating

**HOUSING AUTHORITY OF THE CITY OF
NEWARK, N. J.**

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REPORT *and* SUMMATION



This report on housing conditions in Newark and the indicated supply and demand for residential shelter in the Newark area is prepared particularly for consideration by the Council of National Defense. It was agreed at a conference of the representatives of the Housing Authorities of America, and the United States Housing Authority with representatives of the Council of National Defense, the Advisory Council and both Houses of Congress, that additional housing would be required in every district in which there would be industrial expansion, military or naval encampments or bases, arsenals, etc., having to do with the National Defense Program. Therefore, it was decided additional housing should be considered as much an integral part of the defense program as the building of ships, planes, guns or other implements of defense.

The Newark Housing Authority, in accordance with this plan, has made a survey of current industrial employment and housing conditions in the Newark area. This survey shows that there are in Newark proper 1,500 potential armament industries; and in the Newark area, comprising Newark, Kearny, Harrison, East Newark, Belleville, Bloomfield, West Orange, Orange, East Orange, South Orange and Irvington, 2,000 such industries. These municipalities, adjacent to Newark, have such a great percentage of employees who are residents of Newark that they must necessarily be included in the consideration of housing needs in this city.

A current cross section survey of 100 of the 2,000 manufacturing firms in this area reveals that they employed as of:

January 1, 1939, 19,888 wage earners
January 1, 1940, 24,208 wage earners
*August 1, 1940, 26,862 wage earners

From the survey, it is very evident that many additional re-armament contracts are coming to this area and that there will be a very great increase in industrial employment in the near future, in addition to the increase of the past few months. Over 50% of the concerns reporting said they expected an additional increase in employment due to national defense orders. Right here it is pertinent to consider that the employment increase due to industrial expansion will also result in a very heavy increase in the number of employees of all other business concerns in Newark and vicinity, particularly stores, transportation, utilities and all other lines. Employment increase means more business in almost every line, thus requiring more employees in all lines. This brings the City of Newark face to face with the problem of a housing shortage, which is bound to become more acute as the employment increases. It must be understood that every manufacturing concern will have some part in the defense program; that therefore, all our industries are to be considered in this report.

Information gathered from the most reliable sources shows the amount of re-armament contracts awarded and to be awarded to Newark area approximates \$300,000,000 with hundreds of millions more to come in the near future. All of this work means a huge and early influx of workers from outside territory.

The City of Newark cannot go through the same harrowing experience it had during the first World War, when the housing shortage was so acute that the City was forced to erect tent colonies to shelter hundreds of evicted families; that

*Increase during period from January 1, 1939 to August 1, 1940 approximates 40%.

thousands of families were doubled up in living quarters, and rooming houses were forced to rent the same bed to as many as three lodgers in one day. It is conceded that inadequate and inferior housing conditions seriously interfere with the progress of production, and therefore, the Government as well as the City must be concerned in providing sufficient housing.

In Newark proper there has been no house building to speak of, in the past 12 years. New construction has been negligible. Demolition has far outdistanced private new construction in Newark in recent years. Today the most reliable information obtained shows that there is about a 3% housing vacancy in Newark. A great deal of the 3% vacancies is regarded sub-standard, much of it unlivable. Our survey shows the 1934 vacancy ratio to have been 11% and the 1939 vacancy ratio to have been 3%. During this period 73% of vacancies in Newark were absorbed. In the rental class under \$30, 87% were absorbed. (See vacancy data appended.)

It is agreed by most of the interested government agencies, the Newark Housing Authority and the Real Estate Board and property owners generally, that whatever additional housing is needed in Newark should be created by private capital.

It is therefore urged that there be held in Newark a conference of representatives of the large business institutions, the City Government, the Real Estate Board, the Chamber of Commerce, the Broad Street Association, organized labor, the Newark Housing Authority and all important civic and social bodies, to discuss fully a plan to meet this housing shortage.

This report and survey is submitted by the Newark Housing Authority in co-operation with the Newark Real Estate Board which assisted in the compilation of the data contained herein.

CHARLES P. GILLEN
Chairman, Newark Housing Authority.

Dated: September 18th, 1940

HOUSING SUPPLY NEW CONSTRUCTION-DEMOLITION 1929-1940

The number of families provided for with new construction in the City of Newark is shown by years from 1927 to August, 1940. These figures clearly indicate that the new construction is negligible, and would not take care of customary obsolescence. In 1938 one FHA project, at a rental level of about \$18.00 per room, comprised most of the new units provided. In 1939, 1176 new units were provided, of which 1124 were in the projects of the NHA, leaving a total of 52 new units for the entire city in that year. To August 1st, 1940, 634 new units were provided for, of which 611 were in a Newark Housing Authority project, leaving 23 units provided for by private use.

It is quite evident from a study of this situation for the past 13 years, that deterioration of living accommodations and obsolescence of buildings is to be reckoned with in Newark, and that private enterprise has not been stimulated to speculate or invest to any degree in providing new replacements in dwelling accommodations **within** the city limits.

YEAR	NEW UNITS CONSTRUCTED	UNITS DEMOLISHED	+ -
1929	693	235	+458
1930	750 ^a	306	+444
1931	357	233	+124
1932	99	422	-323
1933	396 ^b	296	+100
1934	397 ^c	273	+124
1935	65	264	-199
1936	166	426	-260
1937	143	376	-233
1938	413 ^d	197	+216
1939	1176 ^e	531	+645
1940	634 ^f	92	+542
	5289	3651	+1638

- a. Prudential Insurance—Chellis Austin Project—408 units.
- b. Prudential Insurance—Third Ward Project—374 units.
- c. Prudential Insurance—Third Ward Project—380 units.
- d. FHA insured McEvoy Court—269 units.
- e. Newark Housing Authority Projects—1120 units.
- f. Newark Housing Authority Projects—614 units.

SUMMARY

	UNITS
Prudential	1162
FHA	269
Housing Authority	1734
Total	3165

New construction by private enterprise, excluding these three sponsors, provided 2124 units. The demolition during this period exceeded this amount by 1627 units.

ALTERATION AND REPAIR PERMITS 1934-1940

In 1934, 17,852 structures were in need of major repair and 4,706 structures were classified as unfit for use. Permits for alterations, additions and repairs from 1934 to 1940 were 4,835 which is only 22% of the total number reported as in need of rehabilitation. It is to be noted that many of these permits were for commercial properties and structures in good condition, thus further reducing the apparent number of substandard dwellings affected.

YEAR	No. OF PERMITS
1934	656
1935	840
1936	858
1937	776
1938	643
1939	624
*1940	438
Total	4,835

Source: Newark Building Department

*To September 1, 1940

Obsolescence caused the clearing of much land in residential use, changing it to commercial parking purposes.

YEAR	NUMBER OF PERMITS	SQUARE FEET IN THOUSANDS
1932	80	420
1933	128	624
1934	147	805
1935	150	840
1936	160	960
1937	178	1,100
1938	180	1,145
1939	185	1,245
1940**	190	1,300
Total	1,398	8,439

Source: City of Newark, License Dept.

**To August—1940.

INDUSTRIAL EMPLOYMENT

Questionnaires were sent to firms and returns have been tabulated. Of 64 reporting firms, 31 firms definitely reported that all indications showed reasonable expectation of increased future contracts, and an increase in payrolls and the number of employees. Of these firms, several indicated that they expected to double their personnel. Three reported that they were at production capacity at the present time and would expand plant facilities in the immediate future.

The cross-section obtained in this industrial survey is of such character that the figures are not indicative of increased employment due **only** to rearmament orders. The reporting firms were engaged in various enterprises, among which were: steel foundry, paint and varnish, garments, electrical, jewelry, automotive, wire, brass, shipbuilding, welding, leather, aeroplane, tools and machinery. The total employment as of various dates was as follows:

DATE	TOTAL EMPLOYED	INCREASE	PERCENTAGE OF INCREASE
January 1, 1939.....	19,888	—	—
January 1, 1940.....	24,208	4,316	22%
August 1, 1940.....	26,862	2,658	11%

This cross-section survey shows that these reporting firms have added 7,000 workers to their payrolls. This is a 40% upswing in employment in August of 1940 over January of 1939. These reports were obtained from large and small firms in Newark and located in the perimeter areas. Many firms reported as few as 10 employees; the majority employed from 100 to 200; several were firms employed from 1500 to 2000; the largest reporting firm was the Federal Shipbuilding with 9,000 employed—not taking into consideration the necessity for an additional 1,000 in this firm due to contracts let for the Navy program in early September.

In 1937 the number of manufacturing establishments in the Newark area and the number employed were as follows:

LOCATION	NUMBER OF ESTABLISHMENTS	WAGE EARNERS AVERAGE FOR THE YEAR
Kearny	63	13,727
Harrison	43	12,458
Belleville	55	2,777
Bloomfield	70	8,178
East Orange	41	1,911
Orange	57	2,370
West Orange	22	1,944
South Orange	5	44
Irvington	119	4,839
Newark	1,277	58,264
Totals	1,752	106,512

Source: Federal Census of Manufacturers for 1937.

Note: In addition, the Borough of East Newark reports 32 manufacturing establishments employing 1700 (approximated).

The plants reporting to the State Labor Department give the following data for the Newark-Harrison area, showing a comparison for 1938-1939 and 1940.

Average number of plants reporting, wage earners employed and weekly earnings for period January through June 1940.

YEAR	PLANTS	WORKERS	WAGES
1938	251	45,336	23.92
1939	245	48,187	25.58
1940	239	52,075	27.07

Source: Data from State Labor Department.

NEWARK CLEARING HOUSE WEEKLY PAY ROLLS*

WEEK ENDING	AMOUNT	WEEK ENDING	AMOUNT	WEEK ENDING	AMOUNT
1939-Oct. 7	\$5,517	1940-Jan. 27	\$4,578	May 18	\$6,185
14	5,873	Feb. 3	6,163	25	4,579
21	6,404	10	5,117	June 1	6,639
28	5,172	17	4,889	8	4,902
Nov. 4	6,849	24	4,488	15	6,347
11	4,516	March 2	6,695	22	5,712
18	6,635	9	4,782	29	6,390
25	5,073	16	6,196	July 6	6,087
Dec. 2	6,453	23	4,860	13	5,244
9	4,970	30	6,223	20	5,922
16	6,312	April 6	5,329	27	4,771
23	6,336	13	5,226	Aug. 3	6,628
30	5,776	20	5,917	10	4,833
1940-Jan. 6	4,534	27	4,960	17	6,382
13	4,749	May 4	6,456	24	5,071
30	5,805	11	4,647	31	6,104

Average: October through February \$5,534
February through August \$5,633

* 000 Omitted.

NEWARK-HARRISON AREA PAYROLLS — WAGES — WORKERS*

YEAR	PLANTS REPORTING	AVERAGE NUMBER OF WORKERS	AVERAGE WEEKLY PAYROLL	AVERAGE WEEKLY EARNINGS
1930	251	47689	\$1,324,578	\$27.78
1	261	43479	1,097,938	25.21
2	246	35314	773,691	21.87
3	233	37064	766,436	20.64
4	241	46363	990,581	21.35
5	244	47798	1,072,293	22.41
6	242	51848	1,216,933	23.45
7	255	55762	1,411,074	25.28
8	249	45523	1,104,726	24.26
9	244	50406	1,319,953	26.15
1940**	238	52169	1,466,672	28.11

*Source: State of New Jersey, Dept. of Labor.

**To July—1940.

The rapid absorption of vacancies in Newark from 1934 to 1940 is shown in the following vacancy data tabulations. There is now a shortage in living accommodations, more acute in the wage earners income brackets as these tables will show. Private building has not met the need, and what has been done has been more than offset by demolition and obsolescence.

COMPARISON OF RESIDENTIAL VACANCIES IN NEWARK IN 1934 AND 1939

I. RESIDENTIAL VACANCY IN NEWARK

	1934	OCT. 1939
Total Dwelling Units	114,328	114,107
Vacant Dwelling Units	12,613	3,396
Vacancy Percentage	11.	3.0

II. VACANT DWELLING UNITS BY TYPE OF STRUCTURE

TYPE OF STRUCTURE	NO. OF DWELLING UNITS	
Single Family	494	293
Two Family	1,634	446
Multifamily	9,635	2,425
Other; including flats-over-stores	850	232
	12,613	3,396

III. VACANT DWELLING UNITS BY SIZE

NO. OF ROOMS	NO. OF DWELLING UNITS	
One Room	32	21
Two Rooms	534	248
Three Rooms	2,588	771
Four Rooms	3,695	884
Five Rooms	3,540	757
Six Rooms	1,529	425
Seven or More Rooms	695	257
No Report		33
	12,613	3,396

IV. VACANT DWELLING UNITS BY MONTHLY RENT

MONTHLY RENT	No. of Dwelling Units	
Under \$10.00	209	54
\$10.00 to \$14.99	1,378	190
\$15.00 to \$19.99	2,838	342
\$20.00 to \$24.99	2,415	274
\$25.00 to \$29.99	1,843	248
\$30.00 to \$49.99	3,039	1,089
\$50.00 to \$74.99	718	419
\$75.00 to \$99.99	101	52
\$100.00 or More	41	19
No Report	31	709

Total 12,613 3,396

Source: R.P.I. and Vacancy Survey in 1939 by WPA, sponsored by State Housing Authority and Newark Planning Project.

VACANCY BY SIZE OF UNITS — 1939

No. of Rooms	TOTAL RENTAL UNITS	No. Vacant	% Vacant
1	245	21	8
2	3796	248	6
3	16248	771	4
4	25540	884	3
5	26298	757	2
6	12287	425	3
7 and over	4809	257	5
	No Report	33	
	89226	3396	3.8
	TOTAL UNITS	VACANT, 1939	% VACANT
1	254	21	8
2	3902	248	6
3	17121	771	4
4	28517	884	3
5	32470	757	2
6	19220	425	2
7 and over	12844	257	2
	No report	33	
	114288	3396	2.9

VACANT AND UNFIT DATA

MONTHLY RENTAL	VACANT 1934	% VACANT	UNFIT 1934	Demolished 1934-40	UNFIT 1940*	VACANT 1939-40	% VACANT
Under \$10.00	209	20	468	439	468	54	5.2
\$10.00-14.99	1378	21	2767	363	2328	190	2.9
15.00-19.99	2838	17	4470	363	4107	342	2.1
20.00-24.99	2415	14	2039	161	1878	274	1.6
25.00-29.99	1843	12	831	68	763	248	1.7
30.00-49.99	3039	11	400	79	321	1089	4.0
50.00-74.99	718	11	28	5	23	419	6.7
75.00-99.99	101	14	8	7	8	52	7.2
100 and over	41	16	2			19	7.5
No report	31					709	
Total	12614	14	11013	1122	9891	3396	3.8**

*Subject to revision for modernizing and repairing.

**3.8 is the percentage of the rental units that were reported vacant. The percentage of the total units is 2.9.

ABSORPTION OF VACANCY BY RENTAL GROUPS AND BY SIZE OF UNITS — 1934 AND 1939

RENTAL	VACANT		VACANT		ABSORBED	% ABSORBED
	1934		1939			
	No.	%	No.	%		
Under \$10.00	209	20.1	54	5.2	155	74
\$10.00-14.99	1378	21.2	190	2.9	1188	86
15.00-19.99	2838	17.5	342	2.1	2496	89
20.00-24.99	2415	14.4	274	1.6	2141	88
25.00-29.99	1843	12.9	248	1.7	1595	86
30.00-49.99	3039	11.2	1089	4.0	1950	64
50.00-74.99	718	11.6	419	6.7	299	41
75.00-99.99	101	14.1	52	7.2	49	48
100 or more	41	16	19	7.5	22	46
No report	31		709		-678	
Totals	12618	14	3396	3.8	9217	73

No. OF ROOMS	VACANT		VACANT		ABSORBED	% ABSORBED
	1934		1939			
1	32		21		11	34
2	534		248		286	53
3	2588		771		1817	70
4	3695		884		2811	76
5	3540		757		2783	76
6	1529		425		1104	72
7	695		257		438	63
No report			33		-33	
Totals	12618		3396		9217	73

Source. R.P.I. and Vacancy Survey by W.P.A., State Housing Authority and Newark Planning Commission in October 1939.

ABSORPTION OF VACANT DWELLING UNITS RENTING UNDER \$30. FROM 1934 TO 1939

VACANT-1934	VACANT 1939	ABSORBED	% ABSORBED
8673	1108	7575	87

25008 families in Newark paid less than \$30.00 per month rent in 1934. 1108 vacant in that class in 1939—or 4% ; over 100 are boarded up, over 100 more have been condemned, and 100 more held for sale only. This leaves 800 vacancies under \$30.00 per month as against 25,000 families in that rent-paying group or 3.2%. This ratio makes no allowance for substandard and unfit units.

COMPARISON AND ABSORPTION OF VACANCIES IN VARIOUS NEW JERSEY CITIES 1934 AND 1940

CITY	% VACANT 1934 R.P.I.	% VACANT 1940 CENSUS	VACANCY CHANGE + OR -	PERCENTAGE OF ABSORPTION OR INCREASE OF VACANCIES
Atlantic City	14.4 (August)	19.4 (April)	+5 %	34% increase
Bayonne	9.6	2.8	-6.8%	70% absorption
Clifton	3.8	1.7	-2.1%	55% "
Garfield	5.1	1.5	-3.6	70% "
Hackensack	7.4	4.1	-3.3	53% "
Hoboken	20.9	15.5	-5.4	74% "
Jersey City	12.8	6.0	-6.8	53% "
Kearny	5.0	3.4	-1.6	32% "
New Brunswick	6.7	1.6	-5.1	76% "
Paterson	8.4	3.2	-5.2	62% "
Perth Amboy	7.1	1.0	-6.1	85% "
Teaneck	4.6	6.4	+1.8	39% increase
Trenton	5.9	2.2	3.7	66% absorption
Union City	13.7	4.6	-9.1	66% "
West New York	12.2	3.7	-8.5	70% "

Source: R.P.I., 1934 and Federal Census, 1940. —

TREND OF RESIDENTIAL VACANCIES IN ELIZABETH AND JERSEY CITY

ELIZABETH

	NUMBER OF DWELLING UNITS			% Vacant
	Occupied	Vacant	Total	
R.P.I., 1934	26,385	2,116	28,501	7.4
Vacancy Survey, 1937	24,443	593	25,036	2.4
Vacancy Survey, 1938	24,771	331	25,102	1.3

JERSEY CITY

R.P.I., 1934	74,901	11,085	85,986	12.9
Vacancy Survey, 1937	80,008	5,822	85,830	6.9
Federal Census, 1940				6.0

Source: R.P.I., W.P.A. Vacancy Survey and U. S. Census

REPORTS FROM REAL ESTATE ORGANIZATIONS MANAGING RENTAL UNITS IN NEWARK

Ten of the larger organizations managing rental units in Newark reported that they had 5,173 units in their portfolios. In August, 1940, 4,869 of these were occupied and 248 were vacant, a 4.7% vacancy.

The highest vacancy reported was 15% and the lowest was 3.4%. Analysis showed the high vacancy was confined to the higher rental brackets in the better neighborhoods and the lowest vacancy was entirely in flats and walk-up apartments in the poorer areas.

Eight of the ten firms reported rapid absorption of vacancies and two reported the demand as normal. Seven reported stabilized rental levels and three stated the rent index was upward.

All were of the opinion that October would see the vacancies greatly reduced.

APARTMENT HOUSE SURVEY (Over 6 Families)

APARTMENTS — ALL SIZES

	Renting for less than \$55 per month	Renting for more than \$55 per month
Total	5356	1996
Occupied	5120	1864
Vacant	236	132
% Vacant	4.4	6.6

Source: Newark Real Estate Board Survey of 6984 units in April 1940.

VACANCY IN APARTMENTS OF MORE THAN 6 FAMILIES, HEATED, ELEVATOR AND WALK-UP

MONTHLY RENT	TOTAL	OCC.	VAC.	% VAC.
20-35	837	780	57	.07
35-45	2246	2168	78	.03
45-55	2037	1936	101	.05
55-65	1122	1038	84	.07
65-75	360	334	26	.07
75-85	228	214	14	.06
85 and over	154	136	18	.11
TOTAL	6984	6606	378	.05%

No. OF ROOMS	TOTAL	OCC.	VAC.	% VAC.
1	146	140	6	.04
2	1001	940	61	.06
3	3306	3154	152	.04
4	1616	1521	95	.06
5	547	502	45	.08
6	261	248	13	.05
7	107	101	6	.06
TOTAL	6984	6606	378	.05%

Source: Newark Real Estate Board Survey — April 1940.

HEATED APARTMENT HOUSES (OVER SIX FAMILIES)

No. of Rooms	ELEVATOR APARTMENTS			WALK-UP APARTMENTS		
	Total	Vacant	% Vacant	Total	Vacant	% Vacant
1	24	0	0	122	6	4
2	498	5	5	503	32	6
3	1254	100	8	2052	52	2
4	448	30	6	1168	65	5
5	136	21	15	411	24	5
6	83	5	6	178	8	4
7 and over	50	3	6	57	3	5
	2493	188	7	4491	190	4

RENTAL PER MONTH

\$20.00-\$35.00	112	20	17	725	37	5
35.00- 45.00	459	14	3	1787	64	3
45.00- 55.00	575	43	7	1462	58	4
55.00- 65.00	721	62	8	401	22	5
65.00- 75.00	273	18	2	87	3	9
75.00- 85.00	204	13	6	24	1	4
85.00 and over	149	18	12	5	0	0
Total	2493	188	7	4491	190	4

Source: Newark Real Estate Board Survey — April 1940.

The following tables indicate trends in Newark and Essex County:

BIRTHS AND DEATHS IN NEWARK — 1928-1940*

YEAR	BIRTHS	DEATHS	NATURAL INCREASE
1924	8899	4718	4181
9	8666	5675	2991
1930	8252	4661	3591
1	7841	5096	2745
2	7257	4805	2452
3	6517	4958	1559
4	6186	4817	1369
5	6207	4872	1335
6	7236	5331	1905
7	7659	5256	2403
8	6307	4940	1367
9	6198	4876	1322
**1940	3704	—	—

*Source: State Dept. of Health.

**To August 1940; Deaths not available.

NEWARK INDUSTRIAL AREA POPULATION DATA

CITY	1940	1930	INCREASE	PERCENT OF INCREASE	
				1930-40	1920-30
Kearny	38,815	40,716	-1,901	4.7	52.4
Harrison	14,116	15,601	-1,485	9.5	-0.8
Belleville	28,059	26,974	1,085	4.0	72.2
Bloomfield	41,636	38,077	3,559	9.3	72.9
E. Orange	68,589	68,020	569	0.8	34.1
Orange	35,449	35,399	50	0.1	6.4
W. Orange	25,501	24,327	1,174	4.8	56.2
So. Orange	13,750	13,630	120	0.9	87.4
Irvington	54,995	56,733	-1,778	-3.1	122.7
Newark	428,236	442,337	-14,101	-3.2	6.7

Source: U. S. Census, 1940

MARRIAGE LICENSES ISSUED IN NEWARK*

YEAR	NUMBER
1926	4801
7	4629
8	4718
9	4934
1930	4661
1	4429
2	3486
3	3395
4	3995
5	4026
6	4401
7	4745
8	4051
9	4159
1940**	2800

*Source: City of Newark—License Bureau.

**To July, 1940. 300 more than like period 1939.

NUMBER OF MORTGAGES FORECLOSURES IN ESSEX COUNTY*

YEAR	NUMBER
1928	962
9	1067
1930	1565
1	1946
2	2274
3	2992
4	2666
5	2917
6	2207
7	1680
8	1396
9	1005
1940**	800

Ten Year Average 1928-1937 — 2027.

*Source: Essex County Sheriff's Office.

**Estimated for the year. Number to Sept., 611.

A cross section survey of Building and Loans, Savings Banks, Life Insurance Companies, Trust Companies, and others, now owning foreclosed properties in Newark, disclosed that 27.5% of the residential rental income went for taxes. This survey covered 206 residential structures containing 1,264 dwelling units. The lowest percentage of rent paid for taxes was 24.8% and the highest was 38.08%.

GAS METERS — 1939-1940

	TOTAL GAS METERS IN SERVICE	INACTIVE GAS METERS— RESIDENTIAL
1939		
January	161,209	8,718
February	161,070	9,028
March	160,852	9,001
April	160,756	8,745
May	161,066	8,338
June	161,509	7,925
July	161,419	8,313
August	161,350	8,504
September	161,665	7,509
October	161,774	7,318
November	161,991	7,567
December	162,095	8,045
1940		
January	162,209	8,315
February	162,215	8,577
March	161,993	8,655
April	161,966	8,619
May	162,310	8,315
June	162,667	7,797
	IN SERVICE	INACTIVE
June 1939.....	161,509	9,258
June 1940.....	162,667	9,150

These data furnished by Public Service Electric & Gas Company cover the following municipalities:

	TOTAL DWELLING UNITS*
Newark	114,328
Kearny	10,287
Harrison	3,706
East Newark	625
North Arlington	2,358
Belleville	7,101
Irvington	16,150
Maplewood	5,700
	<hr/> 160,255

*1934 R.P.I.

RESIDENCE TELEPHONES — ESSEX COUNTY

1929-1939

	TOTAL
1929	89,002
1930	89,993
1931	88,348
1932	82,315
1933	79,255
1934	83,066
1935	84,817
1936	89,985
1937	93,988
1938	95,377
1939	99,265

Source: New Jersey Bell Telephone Company.

